

Consolidated Balance Sheet

Year ended 31 March 2017

	Note	2017 £000	2016 £000
Non-current assets			
Investment property	13a	1,154,390	1,092,210
Investment property under construction	13a	36,115	33,945
Interests in leasehold property	13a	23,601	20,165
Plant, equipment and owner-occupied property	13b	3,216	3,405
Goodwill	13c	1,433	1,433
Investment in associates	13d	7,452	6,406
Capital Goods Scheme receivable	16	4,091	6,561
		1,230,298	1,164,125
Current assets			
Surplus land	15	–	300
Inventories		283	266
Trade and other receivables	16	18,042	16,222
Cash and cash equivalents		6,906	17,207
		25,231	33,995
Total assets		1,255,529	1,198,120
Current liabilities			
Trade and other payables	17	(36,935)	(36,122)
Borrowings	19	(2,356)	(2,243)
Obligations under finance leases	21	(2,005)	(1,722)
		(41,296)	(40,087)
Non-current liabilities			
Derivative financial instruments	18c	(2,964)	(3,683)
Borrowings	19	(299,323)	(306,520)
Obligations under finance leases	21	(21,596)	(18,443)
		(323,883)	(328,646)
Total liabilities		(365,179)	(368,733)
Net assets		890,350	829,387
Equity			
Share capital	22	15,788	15,737
Share premium account		45,462	45,227
Reserves		829,100	768,423
Equity shareholders' funds		890,350	829,387

The financial statements were approved by the Board of Directors and authorised for issue on 22 May 2017. They were signed on its behalf by:

James Gibson **John Trotman**
Director Director

Company Registration No. 03625199